



**Queens Road, Egham, Surrey, TW20 9RS**

**£475,000 Freehold**



A stunning Victorian semi-detached property, situated minutes from the mainline station (39 minutes to Waterloo) and the new Magna Square. This three bedroom home offers two reception rooms, teal blue kitchen, utility room and luxury white bathroom. Externally, there is a 50ft (15.24m) garden and private drive for one car. Access to local school and recreation park is also close at hand.

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- ENTRANCE HALLWAY:** 1.49m x 0.81m (5' x 2'8) Internal door into:
- LOUNGE:** 3.76m x 3.35m (12'4 x 11') Radiator, oak effect flooring. Double glazed window to front.
- DINING ROOM:** 3.76m x 3.35m (12'4 x 11') Radiator, feature fire surround, under stair storage cupboard, with light and power. Double glazed window to side. Opening into:
- KITCHEN:** 3.56m x 2.74m (11'8 x 9') Range of wood panel base and eye level units, laminate worktops, oak effect floor, wall mounted gas combi boiler, space for washing machine and dishwasher, space for cooker, stainless steel overhead extractor hood. Butler sink with nickel mixer tap. Frosted double glazed window to side. Doorway into:
- UTILITY ROOM:** 1.79m x 1.52m (5'10 x 5') Space for washing machine. Double glazed door into garden.
- BATHROOM:** Luxury white suite comprising low level W.C, pedestal wash hand basin set into vanity unit, claw foot bath, radiator, shower cubicle housing chrome mixer shower, storage cupboard. Double glazed window to rear.
- LANDING:** 4.64m x 1.05m (15'2 x 3'6) Hatch to loft space. Doors into bedrooms.
- BEDROOM ONE:** 3.75m x 3.35m (12'4 x 11') Wall mounted Dimplex electric storage heater, storage cupboard. Double glazed window to front.
- BEDROOM TWO:** 3.35m x 2.55m (11' x 8'4) Radiator, exposed floorboards. Double glazed window to rear.
- BEDROOM THREE:** 2.67m x 2.41m (8'10 x 7'10) Wall mounted Dimplex electric storage heater. Double glazed window to rear.

**OUTSIDE**

- REAR GARDEN:** 50ft (15.24m) Paved patio, outside tap, lawn, various shrubs, side access gate, timber pergola with paved seating under.
- DETACHED WORKSHOP:** 3.66m x 1.83m (12' x 6') Timber built, insulated with light and power.
- DRIVEWAY:** Parking to front for one car.
- COUNCIL TAX BAND:** E- Runnymede Borough Council
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

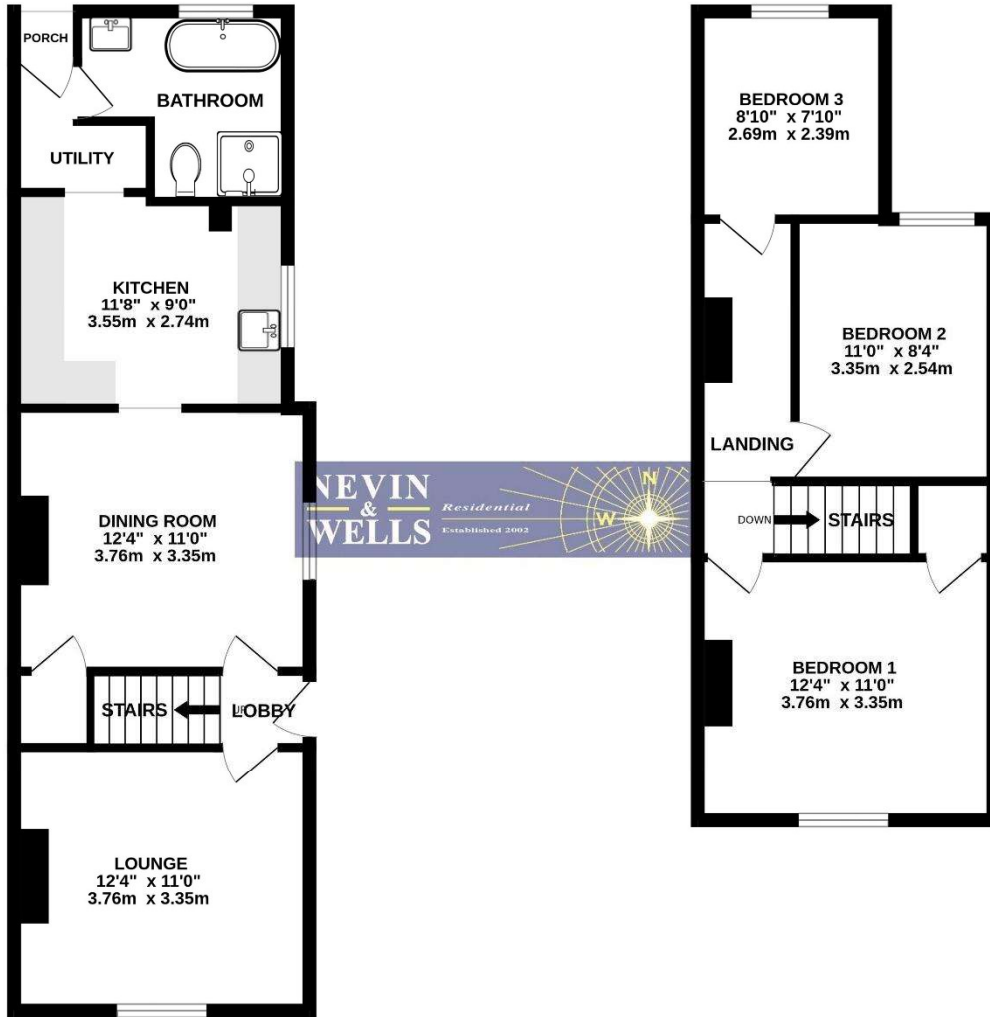


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**FLOORPLAN**

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Queens Road, Egham, Surrey, TW20 9RS

### EPC

28 QUEENS ROAD EGHAM TW20 9RS	Energy rating <b>D</b>
Valid until <b>15 December 2030</b>	Certificate number <b>9240-3902-6202-9890-3200</b>

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	83 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60